

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

99-332

SYNOPSIS -

AGENDA:

JULY 26, 1999

SUBJECT:

ADOPTION OF THE
SHERMAN HILL
NEIGHBORHOOD
ACTION PLAN

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

On the July 26, 1999 City Council agenda is a resolution for the adoption of the proposed Action Plan for the Sherman Hill Neighborhood. The document includes the proposed text, goal statements, and graphics for the final plan. This proposed plan was developed out of a ten-month planning process of the Sherman Hill Association Planning Committee and Neighborhood Development Division staff. The submitted plan is revised from one presented to the City Council on April 5, 1999.

The main element of the plan includes goal statements for community enhancement, commercial, housing, and physical environment. Other important elements include the amendment to Future Land Use, the implementation recommendations, and the Neighborhood Finance Corporation (NFC) lending policy. The final approval of this plan would constitute an amendment to the Des Moines Land Use 2000 Plan and adoption as one of the elements of the Comprehensive Plan for the City.

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

FISCAL IMPACT -

The estimated fiscal impact cannot be determined at this time and will be determined on a project by project basis during the implementation phase of the plan.

RECOMMENDATION -

Staff recommends approval of a resolution adopting the proposed Sherman Hill Neighborhood Action Plan.

BACKGROUND -

The Sherman Hill Association, Inc., a Recognized

Neighborhood Association became Designated in July of 1997. Since that time, the planning committee and Neighborhood Development staff have been working closely to develop the Action Plan for the Sherman Hill Neighborhood.

The Sherman Hill Plan Committee worked with staff to develop general goal statements based on the input from the general session. A special meeting with the planning committee was held in August in order to provide more detailed information with regard to issues with major traffic improvements proposed for M. L. King, Jr. Parkway and I-235. The Community Development and Traffic and Transportation staff from the City were available at that meeting to respond to questions and concerns regarding these specific issues.

City and NFC staff assisted in creating a future land use policy and NFC lending policy based on the goals they had developed for the Action Plan. The proposed plan contains new classifications for two land use types not currently contained in the City's 2000 Land Use Plan. These two classifications, "Mixed Use and Density" and "Pedestrian Oriented Commercial Corridor" are based on working definitions being formulated by the Plan and Zoning Commission for the 2020 Community Character Land Use Plan update. They are defined within the plan and will only apply to the Sherman Hill area.

Staff, along with the planning committee, presented the proposed Action Plan at a general meeting of all residents who were given opportunity for questions and comment. The proposed Action Plan provides for a comprehensive and ambitious strategy to improve Sherman Hill Neighborhood as well as provides direction for long range development for the neighborhood. The actual implementation time frame commitment necessary for this Action Plan will correlate to the availability of resources and the capacity to carry out several projects that are physical in nature.

With regard to NFC financing and housing programs, it is assumed that in order to carry out implementation of this plan, funding by the City and County for the NFC will need to remain at the current level or even higher based on inflation. It is also assumed that Community Development Block Grant (CDBG) and Home Investments Partnership Act (HOME) funded programs will remain at least at the current levels of funding.

The plan was presented initially to the City Council on April 5, 1999, with concerns of whether business and property owners in the area between Woodland Avenue and Ingersoll were given adequate opportunity to participate in the development of the future land use plan for the area. The Council referred the plan back to the neighborhood planning committee to provide additional opportunity for input and to review the NFC policy as well.

After several meetings between members of the planning committee, City staff, and the interested property and business owners (100 percent were notified), a revision to the land use policy portion of the plan was drafted by consensus of all that had participated in the discussion. This revision made a substantive change requiring a new hearing of the Plan and Zoning Commission as determined by the Planning Director. It was approved with minor revisions by the Plan and Zoning Commission and is forwarded back to the City Council in this form.

Discussion with regard to the NFC policy was also taken up with the neighborhood planning committee, City staff, and NFC staff. City Council had indicated a concern that this plan was setting policy that can only be made by the NFC Board and the governmental entities of the City and County. A language revision was made to clarify that needs for housing not currently addressed by NFC programs would be revisited in the implementation phase of the plan. This revision ensures that the plan will not predetermine any policy decisions for existing and future NFC programs that should be made by the NFC Board, City Council, and the Polk County Board of Supervisors. It still does provide some guidance to revisit NFC programs in terms of addressing some of the housing needs that exist in the neighborhood.